

PLANNING
JUN 26 2013
COCHISE COUNTY

Edna Fehling
P.O. Box 944
9501 S. Reynolds Rd
Hereford, AZ 85615
PARCEL #104-43-013K9
June 26, 2013

Cochise County Planning Department
ATTN: Keith Dennis, Planner II
1415 Melody Lane
Bisbee, AZ 85603

Dear Mr. Dennis:

Thank you for forwarding me the copy of SU-13-11 (Dale Kennel Request) that I had requested. As I stated, I wanted to review the application to give it a fair evaluation of whether I could support the Dale's request to have a commercial boarding facility in a residential area. I used my experience in Review and Analysis to evaluate the Special Use Application submitted by the Dale's for Duck Creek Kennel approval.

After a thorough review of the application submitted by the Dale's, I find I cannot support their request. I found their application full of inconsistencies and inaccurate information. I am writing this letter to file notice of my opposition to SU-13-11, the proposed Duck Creek Pet Sitting Kennel.

Special Use Objections:

1. My main objection to the approval of Duck Creek Pet Sitting Kennel is access to the facility via private roads. The application questionnaire asks "Does your parcel have permanent legal access? Yes or no. If no, what steps are you taking to obtain such access? The applicant's response was yes, they have legal access. This response is inaccurate. They do not have legal access from the homeowners in Three Canyons or the residents of Rio Rancho Estates II. These roads are private residential roads, not for commercial use.

Bloomfield Road is a dirt road. The County maintains Bloomfield from Kings Ranch Road to Keystone. The remaining portion of Bloomfield is substandard in surface and design. The proposed facility is located on the substandard portion of Bloomfield Road. There are deep drop-offs along the roadway in what was once a shoulder. Bloomfield Road is a main access route from both points of access to the facility, SR 92 via Kings Ranch and from the private residential roads of Three Canyons, Rio Santiago, Cactus Ranch and El Thuma. Bloomfield is prone to flooding during inclement weather and has been closed to traffic on several occasions during the past year. El Thuma is also prone to major flooding as a wash directly crosses El Thuma. While El Thuma has recently been graded, there is no drainage system in place to prevent future flooding of the road. **Duck Creek Kennel does not meet the requirements of: Section 1807.02A of the Cochise County Zoning Regulations. The regulation stipulates that "no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall not be less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of**

----- Forwarded Message -----

From: Yahoo <larryandlindabowman@yahoo.com>

To: "KDennis@cochise.az.gov" <KDennis@cochise.az.gov>

Sent: Monday, June 24, 2013 3:27 PM

Subject: Neutral Position Regarding Boarding Kennels (Dale Property)

The question of the Boarding Kennels proposed for construction on the Dale Property has been a highly contested subject within the neighborhood. A couple of months ago I wrote a note stating that I have no objection to the construction of said kennels. I own the property adjacent to the proposed site bordering on the north side. While my desire is to remain neutral in this proposed action neither voting for or against it, several neighbors have pointed out that by stating that I have no objection that could be viewed as a "Yes" vote. Please let me reaffirm that I have no personal objection to the kennels but must remain completely neutral. **I ABSTAIN FROM VOTING YES OR NO-----I AM COMPLETELY NEUTRAL.** Thank you for your consideration in this matter. I hope a solution acceptable to all parties might be reached.

Larry R. Bowman 9149 S. Garber Drive, Hereford, Az. Tele: 520-559-1476

----- Forwarded message -----

From: **Judy Lamb** <judy@pinenuts.us>

Date: Fri, Jun 28, 2013 at 11:10 AM

Subject: OPPOSITION TO THE KENNEL ON GARBER DR.

To: kdennis@cochise.az.gov

June 28, 2013

Dear Cochise County Planning Commission,

A kennel should not be allowed at 9185 S. Garber Drive in Hereford.

I have close friends who live across the street from where the Dales want to put in a kennel. I know from personal experience over many years that Garber Drive and Bloomfield Road are a very quiet area with very few cars. We enjoy watching birds with our friends on Garber and it is so quiet there that we can hear quail and other bird calls from all around that area. A bunch of barking dogs across the street will completely change how quiet is now.

I have volunteered in an animal shelter and have been around dogs in kennels. Dogs in kennels and shelters bark a lot and barking can be heard from far away. Being on Garber with a dog kennel across the street will be noisy like it never has been before. Kennels and shelters also have a lot of clean-up and health issues to deal with like urine, feces, flies and disease. Dog pens need to be hosed out. Where will all that sewage go? How can neighbors know whether the dirt and water is being contaminated with sewage or with chemicals? Are the Dales qualified to deal with animals that bring in diseases?

If the Communion approves this against opposition of the neighborhood, An environmental impact study should be preformed before the kennel is allowed operate.

A kennel should not be allowed on Garber. Right now that area is residential and horse property with no businesses that I know of. Kennels and shelters should not be in the middle of quiet residential neighborhoods where they will bother everyone around. So the Dales love animals but are willing to screw their neighbors?

Judith Lamb
6119 E. Lippizan Way
Hereford, AZ 85615

Debra Page
P.O. Box 246
9560 S. Reynolds Road
Hereford, AZ 85615
(520) 895-2145

27 June 2013

Cochise County Planning Department
ATTN: Keith Dennis, Planner II
1415 Melody Lane
Bisbee, AZ 85603

Dear Mr. Dennis:

I am writing to you in regard to SU-13-11 (Dale Kennel Request). As a homeowner in Rio Rancho Estates II, I am writing this letter to file notice of my opposition to SU-13-11, the proposed Duck Creek Pet Sitting Kennel.

All access roads to the proposed on Garber Road are dirt roads. Road conditions are rough at best and are only meant for residential traffic. These are private roads that are maintained by the residents in the developments. During monsoon season, these roads are often unusable due to runoff especially since the Monument Fire. This kennel will bring large amounts of traffic over these roads. Once they are wet from the monsoonal weather, the added traffic from this kennel is going to create deep ruts and cause extreme degradation of the roads. It is unnecessary and unacceptable to put this burden on local residents.

According to the Duck Creek Pet Sitting Kennel website, they are going to be boarding not only dogs but horses, etc. The dogs will be let out at 0730 and locked in at 5:30. The animal waste will generate large amounts of flies and other insects. Not only is this in particular a health concern for residents in the area, but what is the waste management plan?

Pet sitting facilities are noisy places by nature. Dogs do not have to see each other to start barking. As a dog lover and owner, I know that barking is a chain reaction. Dogs in a pet sitting facility are stressed due to unfamiliar surroundings and more likely to bark and cause resident dogs to start barking. On that note, sound carries very well out here and it is not unreasonable to hear the noise from their facility. I moved out to this area for the peace and serenity this area affords its residents. It is unacceptable to have to listen to constant noise from a business that has no place in a residential area. This neighborhood is not designed for a commercial business.

As a parent of a young child, I am extremely concerned not only about the constant flow of strangers that this business would bring through our neighborhoods, the possibility of an elevated crime rate and also about the possibility of dogs getting out of their kennels and running loose through the neighborhood. Again, this is unacceptable.

Finally, I went to the Duck Creek Kennel Facebook page and website (<http://www.duckcreekbranchpetsitting.com>) to see what information is out there. The webpage had several reviews/comments from recent clients. I called the phone number listed and spoke with Joanne Dale to see if I might be able to bring my dogs in on short notice for a few days. She was more than accommodating and able to board my dogs. She explained pricing, accommodations, food, play and cleaning to me. She also indicated another kennel would be completed in the near future. I asked what she would be using to clean the kennels and was told she uses Roccale D. Roccale D is a hazardous substance, mutagenic and dangerous to our water supply. The Material Safety Data Sheet label (MSDS) states "care should be taken to avoid environmental release". Since the Dale's have shown a blatant disregard for their surrounding community, the Special Use Permit process and Cochise County policy and zoning regulations, I am deeply concerned about what they are doing with this chemical and am very concerned about our water supply. I moved out of a town environment to live where I could safely drink water from my well. Based on the above, I do not support this Special Use permit and strongly recommend it be disapproved.

Respectfully,

Debra A. Page

Dennis, Keith

From: debbie page [debpage67@gmail.com]
Sent: Friday, June 28, 2013 9:44 AM
To: Dennis, Keith; debbie page
Subject: Fwd: SU-13-11 (Dale)
Attachments: Debs Ltr to Planning Board.doc

Mr. Dennis,

After I have sent you my attached email last night, I got a phone call this morning from Joanne Dale who, quite suddenly, has decided that she cannot take in a client the following morning. She suddenly wants to wait until "she has her permit" which to me, sounds like she has full expectations of being permitted to do this and is only going through the permit process because it is a formality. It is a privledge, not a right, to run a business especially of this nature from a residential area. It sounds as if she was advised to stop taking in clients.

Respectfully,

Debra Page

----- Forwarded message -----

From: debbie page <debpage67@gmail.com>
Date: Thu, Jun 27, 2013 at 10:29 PM
Subject: SU-13-11 (Dale)
To: kdennis@cochise.az.gov

Mr. Dennis,

I've attached a letter of rebuttal to the subject Special Use Permit request for the Dales. Please include this in the public record to be included in the hearing on July 10 2013.

Respectfully,

Debra Page
[\(520\) 895-2145](tel:(520)895-2145)

Dennis, Keith

From: Saenz, Mary B CIV (US) [mary.b.saenz.civ@mail.mil]
Sent: Friday, July 05, 2013 1:58 PM
To: Dennis, Keith
Subject: FW: Bloomfield Road (UNCLASSIFIED)
Attachments: Bloomfield road.jpg

Classification: UNCLASSIFIED
Caveats: NONE

-----Original Message-----

From: Saenz, Mary B CIV (US)
Sent: Tuesday, June 04, 2013 7:57 AM
To: 'Dennis, Keith'
Cc: 'msaenz@powerc.net'
Subject: Bloomfield Road (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Mr. Dennis,

I wanted to share with you what Bloomfield Road looked like last year during monsoon. This occurred several times during monsoon. It was not a one time event. What the picture does not illustrate is the speed and depth of the water. It was moving so fast it was audible from my house - which is why I went to look at it. It was approximately 2' deep in the deepest area. I failed to take a picture when the water receded since I wasn't aware I would ever need it. It left the road with a silty kind of black mud - runoff from the Monument fire I assume. Very slippery and nasty. I have to utilize 4WD on the road following a rain (or snow) event.

As you can see in the photo, the far right of what appears to be the road is where someone tried to improve the road by blading it. The result was that people thought the road was wider than it actually is and were driving on top of the power line. You can see where a vehicle sank near the transformer at the bottom. Notice the power pole at the upper right and the transformer at the lower right. Power line runs underground between the two.

The transformer at lower right is at the intersection of Garber Drive and Bloomfield.

The water naturally tries to channel and crosses the road in several locations wherever a driveway occurs. There are no culverts on this section of Bloomfield. Property owners have built their driveways up in an effort to avoid a "ditch" from the water. This forces the water across the road until the next driveway occurs, where it crosses the road again. Without adding culverts and pitch (or crown) to the road, any material added to the surface of the road will be washed away due to the volume of water.

As you can see, we are not exaggerating when we express concern about our road. If kennel customers try to use the road when it's wet or flowing, they will probably get stuck and block us from ingress and egress in a 4WD. The surface and subsurface of the road is in such poor condition, it simply

can't support all the added use.

The intersection of King's Ranch Road and the county maintained portion of Bloomfield also suffered greatly. The pavement at the intersection was undermined and started breaking apart in large chunks due to the volume of water that was flowing. One section of Bloomfield eroded over halfway across the road. A barricade was set up and traffic had to move to the north side of the road - barely wide enough to accommodate my truck. If the rain had continued any longer, it would have eroded the entire width of the road making it totally unstable and unusable until the county repairs it.

Please let me know if I can provide any additional information and I will be happy to oblige.

Thank you for your consideration.

Classification: UNCLASSIFIED

Caveats: NONE

Classification: UNCLASSIFIED

Caveats: NONE

DUCK CREEK RANCH PET SITTING

We take great care in treating your animals like our own

[Home](#)

[About Us](#)

[Customer Reviews](#)

[Mobile Pet Sitting
Quote](#)

[Boarding Cost and
Services](#)

[Payments](#)

[Appointments](#)

[Contact Us](#)

[Location](#)

REVIEWS

Dog Care by McLaughlins - 05/13/2013

Our first experience with Duck Creek was a very positive one. We are so pleased to have a facility where we can be comfortable leaving our pets when we need to be away for a few days. We already have our next trip planned.

Barbara and Dale McLaughlin, Hereford AZ.

=====



Sheila Lane-Ritter



While on vacation I have had the pleasure of having Joanne take care of our horses. She always has treated our animals with such love and care. I am able to leave them in her care knowing that they are in the best of hands. She takes care of them as if they were her own!! I would highly recommend Joanne with Duck Creek Ranch Pet Sitting!!

Sheila Ritter, Hereford, AZ.

=====

The biggest consideration in selecting Joanne Dale to care for my livestock and pets is her love for animals--any and all animals! I have left multiple horses, goats and dogs in her care for months at a time with complete confidence in her ability to take good care of them and her desire for their well-being. I have returned unexpectedly or early on several occasions and have always found their living conditions clean and well-maintained with plenty of fresh water and food. She follows the feeding and medication regimen EXACTLY as I directed. When I leave my animals with Joanne I leave with complete peace of mind knowing that they will be watched carefully and that if there is any question or problem she will contact me immediately. I have implicit confidence in Joanne--her judgement, humane treatment and thorough monitoring of my animals, and exacting standards of cleanliness for their living conditions. I wouldn't consider taking them anyplace else and recommend her care to everyone.

L. Richard Bowman, DMD Hereford, Arizona

=====

Loved my dogs like her own. by Brittany Stokes - 06/19/2013

We were gone for about 2 1/2 weeks and never did I worry about our dogs. I knew they were in good hands. Joanne is so sweet and loved our dogs. I would def. recommend Duck Creek Ranch Petsitting to everyone!

Dennis, Keith

From: Saenz, Mary B CIV (US) [mary.b.saenz.civ@mail.mil]
Sent: Friday, July 05, 2013 1:58 PM
To: Dennis, Keith
Subject: FW: Dale open for business (UNCLASSIFIED)
Attachments: Customer reviews Dale.pdf

Classification: UNCLASSIFIED
Caveats: NONE

-----Original Message-----

From: Saenz, Mary B CIV (US)
Sent: Friday, June 28, 2013 8:17 AM
To: 'Dennis, Keith'
Subject: Dale open for business (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Keith, please see attachment. It shows a new customer review, dated 6/19/13. It does not explicitly state whether their dogs were boarded or if the dogs were in the owners home. The review we spoke about previously, dated, 5/13, does indicate they left their dogs at the Dale property.

Also, on May 29, I saw 4 dogs (small, Chihuahua type) get dropped off at the Dale Property at approx 4:40 PM. On June 7, the same dogs were picked up, along with their bedding and supplies, and paperwork was signed by the owners.

I'm not sure what it takes to prove they are in operation. I spoke to an investigator I work closely with for my job, and he said he would consider the customer reviews, along with my observations, to be enough to substantiate the claim.

What do we need to do? I am concerned they will continue to operate regardless of the outcome of the hearing. It's just not right for those of us who are playing by the rules to be defeated and have to suffer because of someone who refuses to comply with rules and regs.

Classification: UNCLASSIFIED
Caveats: NONE

Classification: UNCLASSIFIED
Caveats: NONE

Dennis, Keith

From: Saenz, Mary B CIV (US) [mary.b.saenz.civ@mail.mil]
Sent: Friday, July 05, 2013 1:58 PM
To: Dennis, Keith
Subject: FW: Dale proposal (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

-----Original Message-----

From: Saenz, Mary B CIV (US)
Sent: Monday, June 10, 2013 9:30 AM
To: 'Dennis, Keith'
Subject: Dale proposal (UNCLASSIFIED)

Classification: UNCLASSIFIED
Caveats: NONE

Mr. Dennis,

I have a question - I was looking at the drawing the Dale's provided to you with their application. One of the "proposed" kennels is the bldg that was recently constructed and is currently being used to house dogs that are not owned by the Dales. 4 more dogs were dropped off the last week of May (I have the date and time at home) and were picked up Friday 7 June 2013 at approx 4:30 pm. There was paperwork signed between the dog owners and the Dales.

Shouldn't this building show as existing? Or will this bldg be in addition to the 5 that show as proposed?

You may not be able to answer this question until you do your site visit, but I just wanted to be sure I knew the full impact of recent construction in addition to proposed construction.

Make that two questions - I can't find anything in the zoning rules to limit the number of outbuildings. Is there a limit or is just the limit to 25% of site coverage?

Thank you

Classification: UNCLASSIFIED
Caveats: NONE

Classification: UNCLASSIFIED
Caveats: NONE

Statement for: Cochise County Planning Department

Subject: Dale Kennel Proposal, Docket SU-13-11

I have 12 years of experience as a veterinary technician, owned and operated a dog day care and boarding facility in Sierra Vista for 3 years, and also operate a non-profit dog rescue, Little League Rescue, in the Hereford area that I founded in 2009. I rescue over 50 dogs a year, specializing in dogs that are difficult to place and at risk for euthanasia in high kill shelters. I provide them with all necessary medical treatment, place them in foster homes and eventually place them in a permanent home.

My daughter, Sandy McPadden, possesses a Bachelor degree in Psychology with an emphasis on animal behavior and is pursuing her Master's degree in Animal Science. She also works professionally as an animal trainer with extensive experience in dog training.

I consulted with Sandy to respond to concerns regarding the proposed Duck Creek Ranch Pet Sitting facility. The following comments are a result of our combined experiences and education.

- Any dog can be triggered to bark at any time of the day for any sensory change; be that a noise, sound, smell or touch. Dogs in an unfamiliar environment, such as a kennel, typically bark more than they would in their familiar home environment.
- When dogs bark, it may trigger other dogs in the neighborhood to bark as well. The impact of the barking could be tremendous and may destroy the rural quiet environment throughout the day and night.
- The applicants did not indicate any veterinary training. They may allow dogs on their property that are not in overall good health, regardless of their vaccine status. If the dogs bring an airborne virus, it may be transmitted to other dogs in the neighborhood.
- The fence around the Dale property is 4' high. This is NOT sufficient to keep dogs contained. Many breeds can easily jump 4'. Their current fence is not adequate to keep the dogs from escaping into the neighborhood.
- Based on our experience, a 4.5 acre parcel is not large enough to accommodate a kennel in a residential area without having negative impact on the neighborhood. There will certainly be barking and the potential for odors and flies associated with the kennel.

Annette Long
Founder, Little League Rescue
Owner/Operator of Pampered Pooch Boutique and Pet Resort
Veterinary Technician